

**Quitclaim Deed
With Covenant
009091**

**NO TRANSFER
TAX PAID**

44-212-3
4204

KNOW ALL MEN BY THESE PRESENTS, that we, Laurier C. Roy and Theresa L. Roy, both of Waterville, County of Kennebec, State of Maine, for consideration paid

grant to Theresa L. Roy, her heirs and assigns forever, whose address is 70 Silver Street, City of Waterville, County of Kennebec, State of Maine

With Quitclaim Covenants, certain lot or parcel of land situated in Waterville, County of Kennebec, and State of Maine, bounded and described as follows, to wit:

Unit No. 3 on the FIRST FLOOR LEVEL on the right rear of the building known as Silver Crest Condominium and consisting of a living room, storage, and closet area, two bedrooms, bathroom, kitchen and dining area, hallway, basement storage area, outside parking stall, and related fixtures and accessories, which unit, including basement storage area and outside parking stall, are more fully described in Section IV of the Declaration of Silver Crest Condominium recorded December 27, 1977 in the Kennebec County Registry of Deeds, in Book 2069, Page 265 and an Amendment to Declaration of Condominium recorded in said Registry in Book 2078, Page 60, and also as described in a certain Plan of Silver Crest Condominium recorded December 27, 1977 in the Kennebec County Registry of Deeds, File No. C-77194 thru 77198 (which Plan is certified by instrument recorded in Book 2078, Page 62) to which reference may be had for a more particular description of this property here conveyed together with a one-ninth (1/9) equal and undivided portion of common elements and/or common property as defined in Section V of said Declaration and also a one-ninth (1/9) equal and undivided fee in a certain parcel of land situated in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

Northwesterly by Silver Street; southwesterly by land formerly of George Getchell, et als; northeasterly by land formerly of H. L. Kelly, et als; southeasterly by land now or formerly of Joel Foster, et al; being the same real estate conveyed by George A. Phillips to Orrington C. Holway by deed dated March 25, 1890, and recorded in Kennebec Registry of Deeds in Book 381, Page 221, to which deed reference may be had for a more particular description.

Subject to the conditions and restrictions as set forth in a deed from Cornelius B. Kelleher to Harold Dubord, dated October 27, 1938, and recorded in the Kennebec County Registry of Deeds in Book 747, Page 223.

Silver Crest Condominium and the Unit conveyed herein is governed by the above referenced Declaration of Condominium and Amendment to Declaration of Condominium and also by Bylaws of Silver Crest Condominium Associates, a Maine nonstock corporation which By-Laws are recorded in the Kennebec Registry of Deeds in Book 2069, Page 275.

For sources of title reference may be had to deed of Melvin W. Beck to Elwyn Witherill and Birdys M. Witherill as joint tenants dated April 4, 1979 and recorded in Kennebec County Registry of Deeds, Book 2195, Page 122. The said Elwyn W. Witherill died April 11, 1979

44-212-3

(Kennebec Probate Docket Number: 47004); Birdys M. Witherill died November 16, 1980, testate. Her Will was allowed and probated in the Kennebec Probate Court December 8, 1980 (Docket Number: 47930). By the terms of her Will, the premises were devised to Robert D. Witherill and Eleanor R. Holiday; said Robert D. Witherill conveyed his one-half interest to Eleanor R. Holiday by deed dated March 3, 1981 and recorded in said Registry, Book 2363, Page 227.

Being the same premises as conveyed by Warranty Deed of Eleanor R. Holiday to Laurier C. Roy and Theresa L. Roy dated November 29, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2531, Page 18.

In Witness Whereof, we have hereunto set our hands this 25th day of the month of April, A.D. 1996.

Signed and Delivered in
the presence of

Wayne R. Theraill

Laurier C. Roy

Wayne R. Theraill

Theresa L. Roy

State of Maine
County of Kennebec

April 25, 1996

Then personally appeared the above named Laurier C. Roy and Theresa L. Roy and acknowledged the foregoing instrument to be their free act and deed. Before me,

Nancy S. Tebbetts
Notary Public

Nancy S. Tebbetts
My Commission Expires
May 18, 1999



RECEIVED KENNEBEC SS.

96 APR 26 AM 9:00

ALICE D. LORAN, Notary Public
REGISTER OF DEEDS